



# TOWN OF BALLSTON

## PLANNING BOARD AGENDA

(Revised 3/28/2022)

March 30, 2022

Town Hall - 323 Charlton Rd

6:30 pm

Call To Order

Pledge Of Allegiance

Approval Of Previous Minutes

OLD BUSINESS

**1. 994 Rt. 67 RISE Site Plan Review (PB 2019-015) - Public Hearing Continued**

SBL 216.-2-19

Revised proposal to construct a new 8300 SF 20-bed facility at existing RISE site at 994 Route 67. Revised SEAF and Site Plan submitted.

Documents:

[SPECIAL USE PERMIT AND CHECKLIST.PDF](#)  
[RISE BALLSTON SPA PRELIMINARY SUBMISSION.PDF](#)  
[SEQRA.PDF](#)  
[SWPPP FULL.PDF](#)  
[2022.03.25 MJ REVIEW 994 ROUTE 67.PDF](#)  
[PUBLIC HEARING NOTICE 994 RT 67.PDF](#)

**2. ~~1262-1268 Saratoga Rd (PB-2020-018)~~**

~~SBL-228.-3-27.1~~

~~Site Plan Review of a Wood Processing and Operation Facility. Response to comment letter, Revised site plan and SWPPP.~~

Documents:

~~2022-0208-5232A-JOHN-VANVORST-RESPONSE-SIGNED.PDF~~  
~~5232-S5.PDF~~  
~~5232A-SWPPP-REV02.08.22.PDF~~

**3. 97 Midline Rd Minor Subdivision (PB 2021-016)**

SBL 248.-2-31

Proposal to subdivide 3.65 acre parcel into 3 lots.

Documents:

[APPLICATION.PDF](#)  
[SUBD MAP.PDF](#)  
[DEED.PDF](#)  
[OWNER AUTHORIZATION.PDF](#)

**4. Middleline West & Middleline East Solar Array (PB 2021-010) - Public Hearing Scheduled**

284 Middleline Road; SBL 227.-1-16.11

Site Plan Review and Special Use Permit Community Solar Installation (CSI) -  
*Response to comment letter*

Documents:

[MIDDLELINE ROAD SOLAR WETLAND MEMO TO BALLSTON PLANNING BOARD.PDF](#)  
[DECOMMISSIONING ESTIMATE MIDDLELINE EAST 2022-03-07.PDF](#)  
[DECOMMISSIONING ESTIMATE MIDDLELINE WEST 2022-03-07.PDF](#)  
[2022.03.25 MJ REVIEW 284 MIDDLELINE.PDF](#)  
[PUBLIC HEARING NOTICE 284 MIDDLELINE CSI.PDF](#)

**5. 60 Middleline Rd CSI (PB 2021-011)**

60 Middleline Road; SBL 238.-2-26.2

Site Plan Review and Special Use Permit for Community Solar Installation (CSI) -  
*Proposal of 5 MW AC CSI.*

Documents:

[RESPONSE TO MJ REVIEW LETTER 3.9.22.PDF](#)  
[SPINNEY GROUP LP-1-01\\_PLAN\\_10FT \(3\)\(1\).PDF](#)  
[SPINNEY GROUP LP-2-02-ELEV\\_10FT.PDF](#)  
[96700-2022\\_03\\_08-MIDDLELINE SOLAR VISUAL SIMULATIONS.PDF](#)  
[96700-2022\\_02\\_18-BASIC SWPPP.PDF](#)  
[96700-2022\\_03\\_04-STORMWATER LETTER.PDF](#)  
[DECOMMISSIONING PLAN\\_3-8-22.PDF](#)  
[2022.03.25 MJ REVIEW 60 MIDDLE LINE CSI.PDF](#)

**6. Bloomfield Solar CSI (PB 2021-017)**

Mann and Garrett Road; SBL 215.-1-48.1

Site Plan Review and Special Use Permit for Community Solar Installation -  
*Proposal for the construction of 7.5 MW DC solar system along Garrett Rd.*  
*Response to comment letter; Revised EAF, Revised site plan. Lot line adjustment*

*added*

Documents:

00 2022-03-09 LTR TO PB - TDE RESPONSE X 14.PDF  
00 DEED 227.-1-8 L766 P202.PDF  
01 2022-2-1 UPDATED PB APP X 14.PDF  
02 SITE PLAN REVIEW CHECKLIST X 1.PDF  
03 2022-02-02 LOT LINE ADJUSTMENT CHECKLIST X 1.PDF  
04 2021-10-27 SHPO EFFECTFINDINGNOIMPACT X 14.PDF  
05 VISUAL IMPACT ASSESSMENT NARRATIVE X 14.PDF  
05 VISUAL IMPACT ASSESSMENT X 14.PDF  
06 2022-1-31 DECOMMISSIONING PLAN X 14.PDF  
07\_2022-03-09\_STORMWATER X 3.PDF  
08\_2022-03-09\_SWPPP X 3.PDF  
09 2022-03-08 SEQRA FEAF X 14.PDF  
10 2022-03-08\_BLOOMFIELD SOLAR X14.PDF  
11-2022-02-01\_LOT LINE ADJUSTMENT X 14.PDF  
2022.03.25 MJ REVIEW BLOOMFIELD CSI.PDF

**NEW BUSINESS**

**1. 33 & 35 Lakehill Rd Lot Line Adjustment (PB 2022-002)**

SBL 257.-5-4.1 and 4.2

Proposal to add ~1.04 acres from Lot 2 (33 Middleline) to Lot 1 (35 Lakehill)

Documents:

LOT LINE ADJUSTMENT DEEDS AND FORMS03092022\_0002.PDF  
33 35 LAKEHILL RD PREL LOT LINE ADJ PLAN 2-3-22 (2).PDF  
DEEDS 33 AND 3503092022.PDF  
2022.03.25 MJ REVIEW 33 AND 35 LAKEHILL RD LLA.PDF

**Public Hearing Rules**

#1 Five-minute limit. Warning at four-minute mark. If you have more to say, submit it in writing. All submissions will be read.

#2 No foul language, swearing, cursing.

#3 No insulting offensive remarks.

#4 Don't repeat already expressed comments.

#5 Don't expect a response to remarks tonight. No back and forth between public and applicant or board. All questions will be answered in time.